

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
May 28, 2025**

**The Millard County Planning Commission met on Wednesday May 28, 2025, at 6:30pm at the Millard County Offices, 71 South 200 West, Delta, Utah.**

PRESENT: Erin Sorenson ..... Planning Commission Chairman  
John Nye..... Planning Commission Vice Chair  
Phil Morrison..... Planning Commissioner  
Shane Church..... Planning Commissioner  
Wayne Jackson ..... Planning Commissioner  
Phil Diaz..... Planning Commissioner  
Pat Manis..... Planning Commissioner

EXCUSED: DeMar Iverson ..... Planning Commissioner  
Denton Peterson..... Millard County Deputy Attorney

**ALSO PRESENT:**

Adam Richins..... Millard County Planner  
Mallori Wood..... Secretary  
Vicki Lyman ..... Millard County Commissioner  
Bill Wright..... Millard County Commissioner  
Trevor Johnson..... Millard County Commissioner  
Matt Ward ..... Millard County Chronicle Progress  
Dennis Aldredge ..... Millard County Resident  
Elaine Brown..... Millard County Resident  
Molly Stevens ..... Millard County Resident  
Paul Dewsnap..... Millard County Resident  
Myrt Gardner..... Millard County Resident  
Kevin Gardner..... Millard County Resident  
Jeff Weaver..... Millard County Resident  
Ana Valdes ..... Millard County Resident  
Taylor Weaver ..... Millard County Resident  
Ron Larsen ..... Millard County Resident  
Alan Dewsnap..... Millard County Resident  
David Steele ..... Oak City Council Member

Copeland Anderson .....	Millard County Fire Warden
Mark McDougal .....	Millard County Resident
Scott Barney .....	Millard County Resident
Brett Bunker .....	Millard County Resident
Alden Evans .....	Millard County Resident
Dennis Stefanoff .....	Millard County Resident
F. Roper .....	Millard County Resident
Eldridge Travis .....	Millard County Resident
Evelyn Warnick .....	Millard County Resident
Jaclyn Bryan .....	Millard County Resident
Daren P Smith .....	Millard County Resident
Mike Zurn .....	Millard County Resident
Norman Zurn .....	Millard County Resident
Steve Styler .....	Fibernet MercuryDelta LLC
Dale Dyer .....	Millard County Resident
Kyle Ashby .....	Millard County Resident
Codi Ashby .....	Millard County Resident
Dana Lloyd .....	Millard County Resident
Jason May .....	Millard County Resident
Buford Ray Conley .....	CEO
Lane Livingston .....	President
Shane .....	Project Manager
Laurie Mathews .....	Millard County Resident
Kendrick Thomas .....	Millard County Resident
Aiden Anderson .....	Millard County Resident
Greg Prows .....	FFSL Asst. Warden Millard County
CM Hansen .....	Millard County Resident
Grant Hildebrand .....	Millard County Resident
Laura Hildebrand .....	Millard County Resident
Darren Smith .....	Millard County Resident
Zachary Poncelet .....	Antelope Valley RV Park
Brett Callaghan .....	Millard County Resident
Rayette Jones .....	Millard County Resident
C. Forc Fokst .....	Millard County Resident
Maria Mendoza .....	Millard County Resident
Heidi Simper .....	Millard County Resident
Shellie Dutson .....	Millard County Chronicle Progress
Tana Lewis .....	Millard County Resident
Wendy Loe .....	Millard County Resident
Matthew Loe .....	Millard County Resident
Kasey Olcott .....	Millard County Resident
Wade D Hollingshead .....	Millard County Resident

PURSUANT TO AN AGENDA WHICH HERETOFORE HAD BEEN PROVIDED to each member of the Planning Commission, posted at the Millard County Offices in Delta, the Public Safety Building in Fillmore, and the Main Street Courthouse in Fillmore, posted on the Utah Public Notice Website and the Millard County Website, and provided to the Millard County Chronicle Progress, a newspaper of general circulation within Millard County, Utah as required by law, the following proceedings were had:

**1. WELCOME, CALL TO ORDER** Commissioner Erin Sorenson called the meeting to order at 6:30 pm. She welcomed all present.

**2. PUBLIC INPUT** There wasn't any public input

**3. PUBLIC HEARING** for a Zone Change—Application #Z-2025-030 requesting a zone change from Agriculture 20 (Ag-20) to Heavy Industrial (HI) of approximately 1,143.8 acres of property located at approximately 4500 E & HWY 50 Delta. Fibernet MercuryDelta, LLC, Applicant.

Commissioner Phil Morrison made a MOTION to open the Public Hearing  
Commissioner Wayne Jackson SECONDED the motion. Voting was unanimous in affirmative.

Steven Styler approached the commission on behalf of the applicant. He gave a description of the zone change request.

Ray Connly approached the commission on behalf of the applicant and gave a description of his role in the application. He is part of the investment firm

Shane Steer approached the commission and gave a description of his role in the application. He is the project manager.

Chris Hanson approached the commission. He owns land adjacent to the proposed location in the application. He is against the application as he believes his property value will decrease.

Jarvis Jones approached the commission. He stated he has a home about a mile and a half west of the proposed location. He is concerned that his home and property will lose value. He is also concerned about the water usage. He stated that the industrial projects should be in one area.

Kyle Ashby approached the commission. He recently built a home in the area; he moved out there to be away from the heavier populated area. He stated he is not opposed to the project coming to the area. He is worried that the size and magnitude of the project will disrupt his livelihood, and he will need to move again. He is also concerned about Millard County becoming spotty with different zones.

Alan Dewsnup approached the commission and stated his concerns. He would like to know more about the facility and what type of jobs will be available and whether they will benefit the residents of Millard County.

Eldridge Travis approached the commission. He is concerned about the power plant that will need to be built. He is also concerned about the growth. He moved to this area to get away from a large population of people.

Michale Zurn approached the commission. He stated that having a data center of this size would be a benefit to the area. He agrees there will be challenges but thinks that this will be a good thing.

Grant Hildebrant approached the commission. He is concerned about the traffic that would come to the area. He is also concerned about the water in the area. He feels there are too many unknowns to decide right now.

Ron Larsen approached the commission. He believes this could be a good thing for the area and would be able to provide jobs for the community. He is in favor of the project.

Edria and Russ Day sent a note to planning commissioner John Nye. He read it to the commission. Their home is located a few miles west of the proposed zone change. They are against the application. They have concerns with the water in the area and the noise. They would like to keep the agriculture lands as agriculture. They believe this would be better out by the existing energy corridor by IPP.

Casey Olcott approached the commission. He is also concerned about the water but also believes having the zone change in the proposed location will benefit the area.

Alden Evans approached the commission. He believes that the location is great. He thinks that the community should approve the zone change because if growth doesn't happen there then it will happen somewhere else and the community will lose opportunities.

Matt Loe approached the commission. He is also concerned about the water and the traffic in the area.

Rose Travis approached the commission. She asked if public opinion really does have an impact on the decision that will be made.

Commissioner Phil Morrison made a MOTION to close the public hearing. Commissioner Phil Diaz SECONDED the motion. Voting was unanimous in the affirmative.

**4. REVIEW and POSSIBLE RECOMMENDATION**— Application #Z-2025-030 requesting a zone change from Agriculture 20 (Ag-20) to Heavy Industrial (HI) of approximately 1,143.8 acres of property located at approximately 4500 E & HWY 50 Delta. Fibernet MercuryDelta, LLC, Applicant.

Steven Styler approached the commission and answered some of the concerns from the community. He believes this is a great opportunity for the area. He stated that most of the questions will be answered when the time comes for a conditional use permit. Right now, the application is to change the zone to be able to move forward with the CUP. He stated they will need employees and would like nothing more than to hire locally.

He stated that they will need to buy water rights for the project when the time comes.

Ray Conley spoke on the water concerns. He stated the data center water use would be mostly culinary, i.e., flushing a toilet, washing hands etc. The way that the center would be cooled is by closed cycle cooling systems.

Commissioner Wayne Jackson stated thanked the community for coming to the meeting. He stated there are always concerns with a project so large being built. He thinks that bringing something like the data center will create opportunity.

Commissioner John Nye stated he is conflicted. He would like to keep the ag land as ag land but would also like to see the growth in the community.

Commissioner Shane Church stated he believes bringing something like this to the county will bring long term value to the area.

Commissioner Pat Manis clarified the way that the tax base works. He also reiterated that this is a zone change right now.

Commissioner Erin Sorenson described the way that the zone change process works

Planner Adam Richins explained the legislative process of a zone change.

Commissioner Shane Church asked Steven Styler to clarify why this proposed area was chosen. Steven stated that the existence of the Kern River pipeline is a major factor and that if they were to build out by the existing power plant there would be an air permitting issues that would make the process more complicated.

Commissioner Erin Sorenson went over the recommendations.

Commissioner Wayne Jackson made a MOTION to send a favorable recommendation on application Z-2025-030 to the BOCC based on its conformance with the Millard County General Plan and meets the findings in code 10.8.3. Commissioner Shane Church SECONDED the motion. Voting was unanimous in the affirmative.

### **RECOMMENDATION**

- A. Approve the zone change from Agriculture (AG-20) to Heavy Industrial (HI) if it is determined through consideration that the application meets the criteria (below).
- B. In considering a land use ordinance amendment application, the Planning Commission in formulating a recommendation, and the Board of County Commissioners (BOCC) in deciding a land use ordinance amendment application shall consider the following factors, among others:
  - 1. Consistency of the proposed amendment with the county General Plan.
  - 2. The effect of the proposed amendment on the well-being of the county.
  - 3. The effect of the proposed amendment on the public health, welfare, and safety.
  - 4. The effect of the proposed amendment on the interests of the county, and its residents.
  - 5. The ability of the county, and other service providers, as applicable, to provide all infrastructure, facilities, and services required by the uses and activities allowed by the proposed amendment.
  - 6. Compatibility of the proposed uses and activities with nearby and adjoining properties.
  - 7. The suitability of the properties for the uses and activities proposed.
  - 8. The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any revisions to the county's Land Use Ordinances, and any other ordinances and resolutions required to implement the amendment. (Ord. 12-12-04, 12-4-2012)

**5. PUBLIC HEARING**—Text Amendment Application #Z-2025-013 amending Millard County Code Title 10 Chapter 2 to provide for the appointment of an alternate member to the Planning Commission.

Commissioner Pat Manis made a MOTION to open the public hearing. Commissioner Phil Morrison SECONDED the motion. Voting was unanimous in the affirmative.

Nobody approached the commission.

Commissioner Wayne Jackson made a MOTION to close the public hearing  
Commissioner Shane Church SECONDED the motion. Voting was unanimous in the affirmative.

**6. REVIEW and POSSIBLE RECOMMENDATION**—Text Amendment Application #Z-2025-013 amending Millard County Code Title 10 Chapter 2 to provide for the appointment of an alternate member to the Planning Commission.

Planner Adam Richins went over the current text amendment.

Commissioner Wayne Jackson made a MOTION to send a favorable recommendation to the BOCC. Commissioner Phil Morrison SECONDED the motion. Voting was unanimous in the affirmative.

**7. PUBLIC HEARING**—Text Amendment Application #Z-2025-021 amending Title 10, Chapter 18 of the Millard County Zoning Ordinance to remove provisions allowing for Temporary Construction Housing.

Commissioner Pat Manis made a MOTION to open the public hearing. Commissioner Phil Morrison SECONDED the motion.

Nobody approached the commission.

Commissioner John Nye made a MOTION to close the public hearing. Commissioner Wayne Jackson SECONDED the motion. Voting was unanimous in the affirmative.

**8. REVIEW and POSSIBLE RECOMMENDATION**— Text Amendment Application #Z-2025-021 amending Title 10, Chapter 18 of the Millard County Zoning Ordinance to remove provisions allowing for Temporary Construction Housing.

Planner Adam Richins clarified the proposed amendment.

Commissioner Pat Manis made a MOTION to send a favorable recommendation to the BOCC based on its conformance with the Millard County General Plan and meets the findings in code 10.8.3. Commissioner Wayne Jackson SECONDED the motion. Voting was unanimous in the affirmative.

**9. DISCUSSION** Millard County Subdivision Ordinance

**10. DISCUSSION** Millard County General Plan Updates

**11. OTHER BUSINESS**

**12. POSSIBLE CLOSED MEETING** Pursuant to Utah Code Annotated Section 52-4-204 & 205

**13. APPROVAL OF MINUTES** – The proposed minutes of the Planning Commission Meeting held May 7, 2025 were presented for consideration and approval. Following review and minor corrections, Commissioner John Nye made a MOTION to approve the minutes as is. Commissioner Shane Church SECONDED the motion. Voting was unanimous in the affirmative.

**14. ADJOURNMENT** Commissioner Phil Morrison made a MOTION To adjourn at 8:29 pm. Commissioner Phil Diaz SECONDED the motion. Voting was unanimous in the affirmative.

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Dated this \_\_\_\_ day of \_\_\_\_\_ 2025  
Erin Sorenson, Planning Commission Chairman  
Millard County Planning Commission